

ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING
October 19, 2010

The staff meeting convened at 9:30 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Rachelle Ehlert, Deputy Civil Attorney; Blair Gubler, Ash Creek Special Service District Director; and Becky Marchal, Questar Preconstruction Specialist;

Excused: Ron Whitehead, Public Works Director; Tina Esplin, Washington County Water Conservancy District; Robert Beers, Southwest Utah Public Health Department; and Paul Wright, Department of Environmental Quality.

CONDITIONAL USE PERMIT EXTENSION:

A. Request permission to build a accessory dwelling (detached RV garage & casita) within the RA-1 zone, Cliffdwellers, Phase 2 , Lot 40. Reid and Rose Russell, applicants.

This is the 3rd extension and accessory dwellings are conditionally approved within the RA-1 zone, with this property being a legally platted and recorded lot. The applicant previously met the requirements for the accessory dwelling units, although, it appears that no building permit as been taken out as yet. The applicant previously submitted a site plan, and a letter from the Health Department stating that the existing system is sufficient for the proposed building or a new system may be obtained. The main dwelling unit is occupied by the owner of the parcel and dwelling units will have a single utility connection. The property is accessed from 1100 West and 3390 South. The site plan meets all setback requirements and elevations meets the height requirements. The owner indicated prior to the meeting last year that they had done some excavation and soil tests, but with the economy the way it is, does not allow for them to continue at present. Not having a borrow ditch has created a drainage problem and with that now designed, they may need to amend their site plan. **Once again, Staff indicated the initial work that went into applying for the conditional use should be enough to keep the use active, there should be no problem in granting an extension for the period of one year on this Conditional Use.**

LOT LINE REVIEW:

A. Request recognition for two lots, which were created in a 1870 Land survey by Joseph Gordinski and recorded on January 24, 1920, the area contained 238.18 acres described as six (6) lots. Lots 4 and 5 are in Section 10, Township 38 South, Range 12 West, was transferred from BLM to private land located north of New Harmony in the unincorporated area of Washington County. Steve Williams, applicant.

The applicant submitted plat maps of the area surveyed showing a rendering of the sections involved and explained the history on the surrounding properties that were once a part of The United States of America Bureau of Land Management properties. The survey included the entire Township 38 South and Range 13 West of the Salt Lake Base & Meridian, Utah. In the 90's Prince sold lots 4 and 5 to Steve Williams (July 10, 1992), who wants to sale these as separate parcels each containing 30 + acres and meeting the requirements of the zoning district OST-20. A new deed has been recorded creating a separate account and Tax ID for lot 5. The configuration of lots are the same as they were

70's when the zoning ordinance was adopted and what they consist of now showing the dashed line on the plat map. If recognized, the applicant would like to have the option to sale off the parcels in the future. **Staff said there should be no problem in recognizing the lots as recorded in the 20's with the research that was presented and no new lots being created.**

Deon Goheen, Planner